



## Коммерческая недвижимость продается в Javea, Alicante

475.000€



Successful family restaurant business, selling due to the retirement of the owners. Frequented by many locals and expats on a daily basis. Close to arenal beach, with a large terrace. Sold as a freehold property. Offering, kitchen, bar, bathrooms, terrace, and restaurant dining area. Highly recommended. Alternatively, you can pay a 70,000 euros traspasa/transfer and rent for 1300 a month in rent.

This is a guide to the complete and full costs of buying a €475,000 resale commercial property (bar) in Alicante, Spain. WITHOUT mortgage: Purchase price €475,000 + Property Transfer Tax (ITP 10%) €47,500 + Notary fees approximately €1,500–€2,500 + Land Registry fees approximately €1,000–€1,500 + Lawyer / conveyancing fees approximately €4,000–€6,000 + Optional administration / gestoría / NIE costs approximately €500–€1,000 = total estimated purchase cost approximately €529,500–€533,500.

WITH commercial mortgage: Purchase price €475,000 + Property Transfer Tax (ITP 10%) €47,500 + Notary fees (purchase) approximately €1,500–€2,500 + Land Registry fees (purchase) approximately €1,000–€1,500 + Lawyer / conveyancing fees approximately €4,000–€6,000 + Optional administration / gestoría / NIE costs approximately €500–€1,000 + Mortgage valuation fee approximately €500–€800 + Mortgage notary & registry fees approximately €700–€1,500 + Bank arrangement / opening fee approximately €0–€2,000 = total estimated purchase cost approximately €531,700–€540,800.

Estimated cash required at completion with commercial mortgage:

50% LTV loan (typical conservative lending): approximate cash required €280,000–€288,000

65% LTV loan (upper range if bank offers higher): approximate cash required €194,000–€202,000

Disclaimer: This is for guide purposes only and does not constitute the final offer, which is dependent on an individual



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Furnished


Near Bus Route

Key Ready

Terrace: 40 Msq.

Parking - Space

Beach: 1 Minutes

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Near Schools


Near Trees

WC: 1

Useable Build Space: 166 Msq.

Kitchen: 15 Msq.

Views: Villas

 126m<sup>2</sup> Размер сборки

Near Childrens Parks

Number of Parking Spaces: 2

Central Heating, Air Conditioning:

Yes

Patio

Airport: 60 Minutes